ORIGINAL DRAFT

See sep. p.

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0583c

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 4541

A RESOLUTION repealing the existing Natural Determinants Element of the Comprehensive Plan as adopted by Resolution No. 2354 and readopted by Resolution No. 2744; repealing existing Chapter 21.D of the Comprehensive Plan; adopting a new Natural Determinants Element of the Comprehensive Plan and adopting a new Chapter 21.D of the Comprehensive Plan of the City of Bellevue.

WHEREAS, RCW 35A.63.062 provides for optional elements to be included in the Comprehensive Plan including a conservation element for the conservation, development and utilization of natural resources and including other elements relating to the development of the municipality or that are essential or desirable to coordinate public services and programs with such development; and

WHEREAS, a Natural Determinants Plan was adopted as an element of the Comprehensive Plan for the development of the City of Bellevue pursuant to Resolution No. 2354 and was subsequently readopted pursuant to Resolution No. 2744; and

WHEREAS, RCW 35A.63.073 provides a process for the amendment, modification, or alteration of the Comprehensive Plan or any part thereof; and

WHEREAS, the Planning Commission of the City of Bellevue held sixteen study sessions between July 18, 1984 and March 27, 1985 concerning proposed modifications to the Natural Determinants Element of the Comprehensive Plan and public hearings were held on August 22, 1984 and November 28, 1984 before the Planning Commission pursuant to notice of time, place and purpose pursuant to RCW 35A.63.070 to provide an opportunity for comment and discussion on the proposed modifications to the Natural Determinants Element; and

WHEREAS, extensive comments were considered by the Planning Commission, including modification proposals recommended by the Storm

and Surface Water Advisory Commission and modification proposals recommended by City Staff; and

WHEREAS, pursuant to RCW 35A.63.071, upon completion of the hearings before the Planning Commission, a copy of the Planning Commission's recommendation was transmitted to the City Council; and

WHEREAS, On February 20, 1985 the Planning Commission's recommendation was considered by the City Council and the Council directed City staff to prepare modifications thereto; and

WHEREAS, on April 1, 1985 a public hearing was held before the City Council to consider the Planning Commission's recommendation with modifications thereto; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The existing Chapter 21.D of the Comprehensive Plan of the City of Bellevue as adopted by Resolution No. 2354 and readopted by Resolution No. 2744 and consisting of Sections 21.D.000 through 21.D.665, inclusive, is hereby repealed.

Section 2. A new Chapter 21.D is added to the Comprehensive Plan of the City of Bellevue to be designated the Natural Determinants Element and to read as follows:

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21.D.100 WATER RESOURCES

A. GOAL

1. To preserve and enhance water resources.

B. OBJECTIVES

1. Achieve good surface water quality as defined by federal and state standards by 1990.

2. Provide a storm and surface water system capable of handling a 100 year storm.

3. Reduce by 50% from the 1984 condition the number of surface water quality standard violations by 1990.

4. Re-establish self sustaining fisheries resources in appropriate lakes and streams by 1990.

5. Achieve rehabilitation of degraded aquatic and riparian habitats by 1990.

6. Identify and preserve wetlands.

7. Adopt a comprehensive implementation program by 1986.

C. POLICIES

1. Retain existing open surface water systems in a natural state and rehabilitate degraded conditions.

2. Maintain good surface water quality as defined by federal and state standards

D. INTENT

1. The intent of these goals and policies is to manage Bellevue's water resources such that they remain clean, prevent public health and safety hazards, mitigate property damage and promote beneficial uses. This is a primary goal of the voter approved Storm and Surface Water Utility which seeks to minimize utility rate payer costs by using Bellevue's open waterways for cost effective stormwater storage and conveyance. Bellevue's lakes, streams, wetlands and intermittent waterways will be preserved in a natural state for future generations to enjoy and use. The qualities of such a natural state include those features which result in good water quality and diverse habitat rather than those features which may only be aesthetically pleasing or hydraulically efficient.

2. However, competing interests must be balanced. For example, many of the City owned wetlands were purchased with Park Bond funds. The recreation use of these areas must be recognized and public use and access that relates to and minimally intrudes on wetlands is appropriate. Additionally, roadways and utilities may, where no

and rehabilitate degraded surface water.

3. Restrict surface water runoff rate, volume and quality to predevelopment levels for all new development and redevelopment.

4. Preserve and maintain the 100 year floodplain in a natural state.

5. Preserve and maintain wetlands in a natural state.

6. Preserve aquatic and riparian habitats in a natural state and rehabilitate similar areas that have been degraded.

7. Conserve groundwater resources.

8. Allow farming and agriculture in wetlands and in the 100 year floodplain so long as water quality is not substantially impacted.

feasible alternative exists, be located within a wetland or floodplain. The need to provide essential public services in a safe and effective manner is recognized.

3. A second intent of these policies is to identify waterways, floodplains and wetlands in which development should be restricted and in appropriate cases prohibited. Consideration should be given to creative solutions such as on-site density credit for sensitive areas and transfer of development potential in cases where development may be prohibited and in other appropriate circumstances.

4. Wetlands having value for water retention, water quality, wildlife or plant habitat, and for contributing water flow to principal stream systems should be identified and classified according to their value for fulfilling these goals and policies. For example, large wetlands with a variety of vegetation types which form part of a water resource system are highly valued and small isolated wetlands which have lost the majority of their habitat value or groundwater recharge characteristics may deserve less consideration.

economic use of any property in these areas.

E. DISCUSSION

1. Bellevue's lakes, streams, wetlands, intermittent waterways and ground water aquifers are an important natural resource and compose elements of the local hydrologic cycle. Open surface water's beneficial uses are, in order of priority:

   a. Habitat and water quality,
   b. Storm water conveyance,
   c. Resource preservation,
   d. Recreation, and
   e. Aesthetics.

   (Bellevue's surface waters are not, however, used as a drinking water source.)

2. Groundwater aquifers are used for supplying water to lakes, wetlands and streams during the dry season and for a few private wells that supply drinking water.

3. Rainfall contributes to surface water and the ground water table. Since Bellevue's climatic pattern includes more rainfall in fall, winter and spring than in summer, surface waters are naturally low in summer and higher during the rest of the year.

4. Land development by its nature cannot avoid changes to this natural hydrologic cycle. The land surface is transformed through ?

5. Development in waterways, floodplains and wetlands should be prohibited except where development can be accomplished in a manner which:

   a) assures the protection and safety of persons and property, public and private;

   b) preserves and protects the existing natural environment; and

   c) will not result in the degradation of waterways, floodplains and wetlands.

   PROVIDED, that essential public services will be permitted where no feasible alternative exists in which event the development shall be accomplished in a manner which assures the protection and safety of persons and property, public and private, and which as nearly as possible:

   d) preserves and protects the existing natural environment; and

   e) will not result in the degradation of waterways, floodplains and wetlands.

6. The City does not intend to deny all economic use of any property in these waterways, floodplains and wetlands; however, the City is not obligated to guarantee the maximum

clearing, grading, filling, excavation, compaction, covering with impervious surface, construction of conventional pipe drainage systems and planting ornamental landscaping. All of these activities decrease the land's capacity to absorb and retain water and the groundwater recharge potential. When this capacity is reduced, surface water runoff increases causing flooding and erosion.

5. Replacing natural overland or subsurface drainage with conventional pipe systems can cause flooding by hastening the delivery of rainfall into surface waters and can decrease groundwater recharge by limiting the amount of water seeping into the soil. To maintain our aquifers and reduce flooding, groundwater resources should be conserved to the maximum extent possible using the best available technology except where groundwater creates public safety problems.

6. Flooding is also caused when eroded soil from cleared land or unstable slopes reduces the waterway's natural capacity to carry runoff water.

7. Construction and development activity within the floodplain is

particularly damaging. By a combination of reducing the floodway capacity and creating more runoff from development the floodplain is no longer able to handle water flows. Flooding results creating property damage, public safety hazards and destroying aquatic and riparian habitat. However, some land uses such as open space, recreation and uses of similar intensity may not cause flooding problems when located within the floodplain. Other land uses such as agriculture, horticulture and activities of similar intensity may cause minor flooding and some water quality problems.

8. In recognition of this situation, the Federal Flood Insurance Program was created which guarantees protection for lands in flood hazard areas if certain eligibility requirements are met. The standard set by this program is for preservation of the 100 year floodplain. The 100 year floodplain is the area of land flooded by a storm which has a one percent probability of occurring in any year.

9. Under this program some floodplain development is allowed such as streets, parking lots, buildings on piling, some filling of the floodplain and channelization of streams.

These practices have resulted in public hazards due to flooded streets, parking lots and buildings located in the floodplain; increases in stream velocities causing erosion, scour and sedimentation; property damage and the destruction of aquatic and riparian habitat. Predicted changes to the floodplain and its ramifications as a result of floodplain development are imperfect and there may be substantial public risk in approving such developments. The public cost of correcting problems resulting from these uses is demonstrated in the City's Comprehensive Drainage Plan and Capital Improvement Program. Some land uses, such as open space, recreational, agricultural or horticultural activities, may not cause problems to such a high degree. Given Bellevue's numerous streams and floodplains, the City needs to regulate land uses and land alteration activities to minimize this potential for flooding and to protect water quality.

10. Water quality also changes as a result of land activities. Good water quality deteriorates when pollutants, such as sediment, nutrients, organic material and toxicants are either dumped or discharged directly into the surface water or washed

in by runoff. Direct dumping or discharge is caused by improper disposal of waste materials. Contaminants from land use activities and traffic are washed off impervious surfaces. In addition, rainfall carries pollutants from the air. Groundwater can become contaminated when polluted surface water percolates through the soil.

11. Polluted water reduces the number of uses of the resource, causes public health hazards, destroys aquatic and riparian habitat and detracts from its aesthetic appeal.

12. Control of pollutants at their source is the first and best method for prevention of water quality problems. Other water pollution control measures may be needed when source controls have failed or cannot achieve the desired water quality.

13. Limitations and conditions on land activities can minimize the effect of development on Bellevue's lakes, streams, wetlands, intermittent waterways and ground water resources.

14. Again, a balance of competing interests must be established. The need is recognized to allow for public recreation opportunities; essential public services such as roads, utilities and area

wide flood control where no feasible alternative exists; as well as those uses of private property that are in accord with the natural constraints of the land.

15. Land use regulations should prohibit development within waterways, floodplains and wetlands except where development can be accomplished in a manner which:

    a) assures the protection and safety of persons and property, public and private;

    b) preserves and protects the existing natural environment; and

    c) will not result in the degradation of the waterways, floodplains and wetlands.

    PROVIDED, that essential public services will be permitted where no feasible alternative exists in which event the development shall be accomplished in a manner which assures the protection and safety of persons and property, public and private, and which as nearly as possible:

    d) preserves and protects the existing natural environment; and

    e) will not result in the degradation of waterways, floodplains and wetlands.

16. Land use regulations could include measures which identify areas not suitable for development and controls on development such as lot coverage, density, location of uses, vegetation preservation and replanting with appropriate vegetation. During construction, measures such as erosion and runoff control techniques, restricting time of year for construction activities, water treatment and revegetation reduce erosion, flooding and sedimentation.

17. All of these measures are of a mitigative and preventive nature. The best available technology should be utilized to mitigate or control drainage or water quality problems.

18. Engineered designs should improve the effectiveness of natural systems rather than negate, replace or ignore them. Technological solutions should emphasize the use of non-structural or "natural" engineering approaches. These approaches should be consistent with natural resources and processes, and preserve and enhance the natural features of Bellevue.

F. IMPLEMENTATION

1. Bring the Land Use Code into conformance with the Natural Determinants Element of the Comprehensive Plan and --

   a. Develop setbacks for land uses from wetlands, open surface waterways, streams and lakeshores.

   b. Limit impervious surface coverage.

   c. Protect and enhance water quality.

   d. Develop new land use definitions.

   e. Develop environmental constraint maps and regulations. Implement a wetlands classification program.

   f. Develop other regulatory programs giving consideration to creative solutions such as on-site density credit for sensitive areas and transfer of development potential in cases where development may be prohibited and in other appropriate circumstances.

   g. Develop methods to allow the rebuilding and, in appropriate circumstances, expansion of structures which become nonconforming under new regulations.

2. Adopt a storm and surface water code, regulations and standards.

   a. Protect the open surface water system.

   b. Strengthen the floodplain ordinance to preserve the floodplain and maintain eligibility for the federal flood insurance program.

   c. Prohibit direct dumping or discharge of pollutants to surface waters.

   d. Control construction practices to minimize erosion, surface water-shade removal and disturbances to water courses.

   e. Require pollutant source controls and treatment.

   f. Control land clearing, grading, filling, excavation, compaction, covering with impervious surfaces and construction of drainage systems to minimize adverse hydrologic effects.

   g. Define best available technology for storm surface water quantity and quality control.

   h. Protect the aquatic, riparian, and wetland habitats.

i. Require the rehabilitation of water quality where degraded.

j. Define public, basin and local benefits from storm and surface water control.

3. Adopt regulations prohibiting development within waterways, floodplains and wetlands except where it has been demonstrated to the satisfaction of the City that development can be accomplished in a manner which:

a. assures the protection and safety of persons and property, public and private;

b. preserves and protects the existing natural environment; and

c. will not result in the degradation of the waterways, floodplains and wetlands.

PROVIDED, that essential public services will be permitted where no feasible alternative exists in which event the development shall be accomplished in a manner which assures the protection and safety of persons and property, public and private, and which as nearly as possible:

d) preserves and protects the existing natural environment; and

e) will not result in the degradation of waterways, floodplains and wetlands.

4. Develop and adopt a Storm and Surface Water Management Plan for the City.

5. Enter into interlocal agreements for the joint management of interjurisdictional wetlands, riparian areas, floodplains, and steep slopes, and support regulations controlling such areas by governmental bodies with jurisdiction.

6. Provide education on water pollution, erosion and flood control.

7. Adopt a sensitive areas notebook which covers Bellevue's wetlands, riparian areas and steep slopes.

8. Provide an emergency response program for water pollution and flood control.

9. Participate in the State of Washington pilot program for urban runoff water quality control.

10. Develop and adopt operations and maintenance standards and a management program which minimizes pollution, erosion and flood damage from City properties and City activities.

11. Participate in advancing the technology of surface water pollution, erosion and flood control.

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21.D.200 Earth Resources

A. GOAL

1. To preserve and enhance vegetation and earth resources.

B. OBJECTIVES

1. Increase from the 1984 condition the use of native plant material in the landscaping of new and redeveloped sites by 1990.

2. Identify and preserve sufficient habitat to sustain wildlife populations in Bellevue.

3. Prevent sediment from leaving its site of origin.

4. Prevent development on unstable ground.

5. Adopt a comprehensive implementation program by 1986.

C. POLICIES

1. Regulate land use and development in a manner which protects natural topographic, geologic, vegetational and hydrologic features.

2. Promote soil stability and use of the natural drainage system by retaining critical areas of existing native vegetation.

3. Preserve existing vegetation, or provide or enhance vegetation that is compatible with the natural

D. INTENT

1. The preservation of many of Bellevue's steep slopes, forest covered hillsides and ravines, open meadows and other unique and scenic natural features should be assured through the appropriate management of development. It is the intent of these policies to achieve land use and development practices that are compatible with Bellevue's variety of environments. These development practices should protect rather than overcome natural features of the land.

2. A second intent of these policies is to identify both unstable and potentially hazardous areas in which development should be restricted and in appropriate cases development may be prohibited. Consideration should be given to creative solutions such as on-site density credit for sensitive areas and transfer of development potential in cases where development may be prohibited and in other appropriate circumstances.

3. Development in these unstable or potentially hazardous areas should be prohibited except where the development can be accomplished in a manner which:

character of Bellevue.

4. Prohibit development on unstable land and restrict development on potentially unstable land to insure safety and conformity with existing natural constraints.

5. Minimize and control soil erosion during and after construction through the use of the best available technology and other development restrictions.

6. Allow land alteration only for approved development proposals.

a) assures the protection and safety of persons and property, public and private;

b) is harmonious with the existing natural environment;

c) will not result in significant erosion, sedimentation or siltation on site or in downslope or downstream areas;

d) assures long term slope and soil stability with minimum maintenance; and

e) provides reasonable assurance that future repairs and maintenance will be performed.

PROVIDED, that essential public services will be permitted where no feasible alternative exists in which event the development shall be accomplished in a manner which assures the protection and safety of persons and property, public and private, and which as nearly as possible:

f) is harmonious with the existing natural environment;

g) will not result in significant erosion, sedimentation or siltation on site or in downslope or downstream areas; and

h) assures long term slope and soil stability with

minimum maintenance.

4. The City does not intend to deny all economic use of any property in these unstable or potentially hazardous areas, however, the City is not obligated to guarantee the maximum economic use of any property in these areas.

E. DISCUSSION

1. Bellevue's natural environment is composed of a wide variety of land forms, soils, water courses and vegetation. The City's terrain ranges from steep hills and ridge lines to flat valleys and floodplains. Soil types vary from peat and loam in the lowlands to sand, gravel and till in the uplands. Some unstable soils are located in wetlands and on steep slopes. Numerous lakes, streams, and wetlands, are found throughout the City.

2. Native vegetation ranges from that associated with wetlands to that associated with uplands. This diverse vegetative habitat supports a wide range of wildlife which is compatible with our urban and suburban character. These topographical, geological, hydrological and vegetational characteristics combine to produce an environment that in some areas of the City is compatible with development of varying

intensities and in other areas of the City is not compatible with development.

3. Construction and development activities alter the natural environment. The impact of construction is less in areas where the environment is compatible with development. Land use and development activities need to be regulated to protect in order of priority:

   a. Public health, safety and welfare, and

   b. Natural features such as soil, steep slopes and existing vegetation.

4. Bellevue can be divided into various land management categories based on slopes, geological materials and soils.

5. The first category includes land that is suitable for most types of development. Slopes are generally less than 15 percent. These slopes are stable, although slides may occasionally occur under special conditions such as prolonged periods of intense rainfall. Common underlying geologic materials are till and outwash. Alderwood, Everett, Ragnau and Indianola soils are found through the area. Development in this area poses the lowest risk of public health and safety problems, environmental

destruction and property damage. Development regulations should concentrate on preventing soil erosion, unnecessary removal of vegetation and preserving natural features and visual amenities. Important exceptions to this category are areas with less than 15 percent slope underlaid by fine to medium grain materials. These areas do not generally support foundations or heavy loads and become unstable when saturated or subjected to earthquake. Development in these areas should be severely restricted or in some cases prohibited.

6. The second category includes land that may have certain hazards associated with it if developed. Slopes vary from less than 15 percent to 40 percent. The degree of development hazard depends upon the type of underlying geologic material. Areas underlaid by sand, gravel and till are relatively more stable than areas underlaid by silt and clay. Alderwood, Kitsap, Norma, Seattle and Snohomish are some of the soils located in this area. Localized areas of high water tables are also found here. Development in this area may need to be limited or in some cases prohibited because of risk to public safety and health, the environment and property. Development regulations should include

special engineering studies detailing the problems of developing the site and surrounding area, site design requirements and erosion control measures.

7. The third management category includes land where natural disruptions are highly probable under most circumstances. Slopes are generally greater than 40 percent and may be unstable. Many of the slopes are associated with special underlying geologic materials such as permeable materials overlying less permeable materials. Springs and seepages from ground water tables located near the slope surface are common. Alderwood and Everett soils predominate.

   Development in this area should be prohibited because of high risks of landslides, uneven settlement, and property damage except where the development can be accomplished in a manner which:

   a) assures the protection and safety of persons and property, public and private;

   b) is harmonious with the existing natural environment;

   c) will not result in significant erosion, sedimentation and siltation on-site or in downslope or downstream

areas;

d) assures long term slope and soil stability with minimum maintenance; and

e) provides reasonable assurance that future repairs and maintenance will be performed.

PROVIDED, that essential public services will be permitted where no feasible alternative exists in which event the development shall be accomplished in a manner which assures the protection and safety of persons and property, public and private, and which as nearly as possible:

f) is harmonious with the existing natural environment;

g) will not result in significant erosion, sedimentation or siltation on site or in downslope or downstream areas; and

h) assures long term slope and soil stability with minimum maintenance.

Engineering solutions to environmental constraints in this land management category may be extremely costly and are not always effective. Engineering solutions cannot predict with 100 percent accuracy the long-range problems caused by developing the land. Therefore, the burden to establish

adequate long term safety measures must be on the property owner rather than the public.

8. Land alterations for other than approved development proposals are prohibited within the City. When land is cleared without being tied to a specific development proposal, several problems can occur. Soil is lost from the site by erosion, landslides and slumps can occur, and vegetation and wildlife habitat are destroyed. Property surrounding the cleared land can be adversely affected by these problems. The costs, both on site and off site, to clean up this environmental damage can be quite large and are generally borne by the public. Additionally more indirect adverse impacts can occur due to the inability to review or limit clearing in conjunction with a specific site design. With a definite proposal, grading can be restricted to the minimum required.

9. Construction and development activities alter the natural environment, destroy wildlife habitat, decrease natural amenities and expose soil to erosion. Wildlife habitat is destroyed by removing vegetation, compacting soil and filling in waterways. When wildlife habitat is

destroyed the number of species living in the area declines.

10. Vegetation in Bellevue is an important element of soil stability and the natural drainage system as well as a visual amenity. The removal of vegetation emphasizes the effect of urban development. Vegetation removal may also lead to erosion. Erosion causes property damage both on site through loss of topsoil and by depositing sediment on downstream properties and in waterways. This reduction in the natural capacity of waterways may cause flooding. Seasonally heavy rainfall in winter accelerates the erosion process. Delta formations due to sediment ladened storm water have become a serious and costly problem in Lake Sammamish and Lake Washington.

11. Limitations and conditions on land use activities can limit adverse effects on the environment. Land use regulations which control development can reduce erosion, settlement, landslides and property damage and preserve important natural features and amenities. Such regulations include limiting lot coverage and density, or requiring special engineering attention on steep slopes, limiting the amount of vegetation removed, and

restricting construction activities based on weather or site conditions.

12. During construction, measures such as erosion control techniques and revegetation are also needed to reduce erosion, settlement, landslides and property damage and preserve wildlife habitat. All of these measures are of a mitigative and preventive nature. The best available technology should be used for construction and for control of erosion.

F. IMPLEMENTATION

1. Bring the Land Use Code into conformance with the Natural Determinants Element of the Comprehensive Plan and

   a. Develop regulations which recognize environmental constraints in order to protect the public health, safety and welfare.

   b. Evaluate sensitive lands for possible inclusion in a City-wide greenbelt system.

   c. Establish regulations that preserve vegetation in order to support soil stability and promote the natural drainage system.

   d. Establish land management categories and develop regulations appropriate with each category to insure safety and conformity with existing natural constraints.

   e. Develop other regulatory programs giving consideration to creative solutions such as on-site density credit for sensitive areas and transfer of development potential in cases where development may be prohibited and in other appropriate circumstances.

   f. Develop methods to allow the rebuilding and, in appropriate circumstances, expansion of structures which become nonconforming under new regulations.

2. Bring the Clearing and Grading Code, Regulations and Standards into conformance with the Natural Determinants Element of the Comprehensive Plan and --

   a. Establish construction practices and land management regulations to minimize erosion.

   b. Determine and define the best available technology for erosion control.

3. Adopt regulations prohibiting development in potentially hazardous areas except where it has been demonstrated to the satisfaction of the City that the development can be accomplished in a manner which:

   a. assures the protection and safety of persons and property, public and private;

   b. is harmonious with the existing natural environment;

   c. will not result in significant erosion, sedimentation and siltation on-site or in downslope or downstream areas;

d. assures long term slope and soil stability with minimum maintenance; and

e. provides reasonable assurance that future repairs and maintenance will be performed.

PROVIDED, that essential public services will be permitted where no feasible alternative exists in which event the development shall be accomplished in a manner which assures the protection and safety of persons and property, public and private, and which as nearly as possible:

f. is harmonious with the existing natural environment;

g. will not result in significant erosion, sedimentation or siltation on site or in downslope or downstream areas; and

h. assures long term slope and soil stability with minimum maintenance.

4. Provide education on erosion control.

5. Adopt a Sensitive Areas Notebook which covers Bellevue's wetlands and steep slopes.

6. Enter into interlocal agreements for the joint management of interjurisdictional wetlands, riparian areas, floodplains, and steep slopes, and support steep slope controls of related governmental bodies and regulations controlling such areas by governmental bodies with jurisdiction.

7. Provide an emergency response program for landslides, slumps and other results of unstable soils movement of an emergency nature.

PASSED by the City Council this 6th day of May, 1985, and signed in authentication of its passage this 6th day of May, 1985.

(SEAL)

Thomas J. Jansen, Mayor pro tem

Attest:

Marie K. O'Connell, City Clerk